

PROPERTY DETAILS

1 Market Street, Denton, Manchester M34 2BN Tel: 0161-320 3388



28 LINDEN ROAD, DENTON, M34 6EF

£290,000



Sleigh and Son Property Sales are delighted to present For Sale this rare opportunity to acquire a spacious three bedroomed family home, positioned on a substantial plot and featuring an impressive, fully equipped outbuilding. This family-orientated property offers exceptional scope to extend without compromising the generous rear garden, making it an ideal forever home for a growing family. Offering stylish and modern living accommodation throughout, this property is sure to appeal to a wide range of buyers.

Upon entering, you are welcomed by an inviting hallway which leads into the main living areas. The spacious contemporary lounge flows effortlessly into a cosy conservatory, providing direct access to the generous rear garden. The fully integrated kitchen/dining room offers a warm and sociable environment for cooking, dining and spending time with family and friends. To the first floor are three well-proportioned bedrooms, along with a modern family bathroom and separate WC.

Without question, one of the most impressive features of this property is the outstanding south-facing rear garden and its incredible bespoke entertainment outbuilding. Designed to create the ultimate social and relaxation space, the outbuilding is complete with a stylish bar area, indoor firepit and extensive seating, making it perfect for entertaining guests all year round. Whether hosting parties, enjoying family gatherings or simply unwinding with a drink in the evening, this exceptional space offers a true extension of the home and delivers a unique lifestyle feel. An attached garage to the main residence completes this lovely home.

Early viewings are strongly advised to fully appreciate the overall space and layout on offer. Linden Road is a popular residential area in Denton and is close to local shops, excellent schools and transport links.

Tenure: Freehold.

Council Tax Band A.

Traditionally brick-built property with tiled roof. Electric, gas, water (unmetered), sewerage, Wi-Fi

www.sleighandson.com

PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE HALLWAY	Composite door with uPVC double glazed side glass panel to hallway. Radiator. Access to stairs and landing. Doors to lounge and kitchen. Ceiling light point, power points.
KITCHEN/DINING ROOM	Fitted with a range of wall and base units with drawers and complimentary work surface over. Ceramic one and a half sink with drainer unit and central mixer tap. Integrated double electric oven with separate four ring gas hob with splash back and feature overhead extractor fan. Integrated fridge/freezer, washing machine, dishwasher and microwave. Door to inset storage cupboard. Wooden effect laminate flooring. uPVC double glazed window to rear aspect and uPVC double glazed door to rear garden. Inset spot lights to ceiling. Power points.
LOUNGE	Central feature wall mounted electric fire. Radiator. Coving to ceiling. uPVC double glazed window to front aspect. uPVC double glazed sliding patio doors to conservatory. Ceiling light point, power points, TV point.
CONSERVATORY	uPVC base and uPVC double glazed surround. Radiator. uPVC double glazed sliding patio doors to rear garden. Wall light point, power points.
LANDING	Access to bedrooms, bathroom and separate w/c. Access to loft. Ceiling light point, power points.
BEDROOM ONE	Fitted with a range of double wardrobes, overhead cupboards, dressing table with drawers and bedside cabinet. Door to inset storage cupboard with shelf. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Radiator. Inset open wardrobe/cupboard housing wall mounted combi boiler. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BATHROOM	Three piece suite comprising of bath with side panel, wall mounted "Rainfall" shower and separate attachment. Fitted shower screen. Sink wash basin on vanity unit with drawers. Complimentary storage cupboard. Heated chrome towel rail. uPVC double glazed obscure window to rear aspect. Inset spot lights to ceiling.
SEPARATE W/C	Low level w/c with inset flush system. uPVC double glazed obscure glass window to rear. Inset spot lights to ceiling.
EXTERIOR FRONT	The front of the property has a brick wall and fenced surround with double gates leading to attached garage. Two grassed areas, with mature shrubs and secure fencing. Outside tap and concealed electrics. Double wrought iron gates leading to attached garage.
EXTERIOR REAR	The generously sized south facing rear garden offers a resin bound patio seating area, stocked borders and a pergola. Separate lawned area with pebbled path leading to outdoor entertainment outbuilding with decking. Mature trees and shrubs. Secure fencing. Greenhouse with concrete base and attached wooden storage unit. Wooden shed. Concealed electrics and outside tap. The rear garden is not overlooked.
OUTBUILDING	Large entertainment outbuilding with pitched roof and central feature chimney. Internal firepit and extensive seating. Bar area. Glass window surround with decking to front aspect. Power and lighting.

GARAGE

Attached garage with up and over door to front aspect. Power and lighting.







